

00552103/ rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

NATIONSTAR MORTGAGE, LLC

vs.

THE ESTATE OF NANCY FARRELL, AKA NANCY LEE FARRELL, DECEASED; THE UNKNOWN HEIRS AND DEVISEES OF NANCY FARRELL, AKA NANCY LEE FARRELL, DECEASED; JOHN DOE FARRELL, HUSBAND OF NANCY FARRELL, AKA NANCY LEE FARRELL, DECEASED; EUGENE M. FARRELL AND JANE DOE FARRELL, HUSBAND AND WIFE; DMITRIE'S PLACE HOMEOWNERS' ASSOCIATION; JOHN AND JANE DOES, I THROUGH V, OCCUPANTS OF THE SUBJECT REAL PROPERTY, AND ALSO ALL OTHER PERSONS OR PARTIES UNKNOWN, CLAIMING ANY RIGHT, TITLE, INTEREST, LIEN OR ESTATE IN THE PROPERTY HEREIN DESCRIBED; AND JOHN AND JANE DOES, UNKNOWN OCCUPANTS OF THE PREMISES

SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF  
SALE OF REAL PROPERTY

CAUSE # 14-2-15709-6 KNT

JUDGMENT RENDERED ON	1/7/2016
SECOND ORDER OF SALE ISSUED:	8/9/2016
DATE OF LEVY:	8/24/2016

TO: THE ESTATE OF NANCY FARRELL, AKA NANCY LEE FARRELL, DECEASED (IN REM), JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

30114 36TH PL. S. AUBURN, WA 98001

LOT 7, DMITRIE'S PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 195 OF PLATS, PAGES 60 THROUGH 84, RECORDS OF KING COUNTY, WASHINGTON. MORE ACCURATELY DESCRIBED AS: LOT 7, DMITRIE'S PLACE, ACCORDING TO THE PLAT THEREOF FILED IN VOLUME 195 OF PLATS, PAGES 60 THROUGH 64, RECORDS OF KING COUNTY, WASHINGTON. TAX ACCOUNT NO.: 204800-0070-05

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME:	10:00 AM
DATE:	OCTOBER 14, 2016
PLACE:	4 <sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$304,051.39** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on OCTOBER 14, 2017.
- ☒ 3. **A redemption period of one year which will expire at 4:30 p.m. on OCTOBER 14, 2017.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY **4:30 P.M. ON OCTOBER 14, 2017**, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
206-263-2600

ATTORNEY:  
WEINSTEIN & RILEY, P.S.  
2001 WESTERN AVENUE  
SUITE 400  
SEATTLE, WA 98121  
206-269-3490